

Downtown Office Space For Lease



Class A*

Address	Building Name	Total Space	Contact	Company	Phone	Website
111 Monument Circle	Chase Tower	905,158	Bill Ehret	Summit Realty Group	317.713.2100	www.summitrealtygroup.com
One American Square	OneAmerica Tower	691,769	Michael R. Semler	Colliers Turley Martin Tucker	317.639.0433	www.ctmt.com
One Indiana Square	Indiana Square	662,000	Todd Maurer	Halakar Real Estate	317.964.0000	www.halakar.com
101-115 W. Washington St.	National City Center	594,552	John Vandenbark	CB Richard Ellis	317.269.1046	www.cbre.com
10 W. Market St.	Market Tower	508,508	David Moore	Colliers Turley Martin Tucker	317.570.7000	www.ctmt.com
135 N. Pennsylvania St.	M&I Plaza	422,717	Chuck Cagann	Mansur Real Estate Services, Inc.	317.464.8113	www.mresi.com
151 N. Delaware St.	Market Square Center	396,000	Crystal Houston	CB Richard Ellis	317.269.1099	www.cbre.com
300 N. Meridian St.	300 N. Meridian St.	335,798	Mike Napariu	REI Investments, Inc.	317.573.6050	www.reires.com
251 N. Illinois St.	Capital Center Fifth Third Tower	327,572	Dan Richardson	CB Richard Ellis	317.269.1043	www.cbre.com
201 N. Illinois St.	Capital Center South Tower	319,038	Dan Richardson	CB Richard Ellis	317.269.1043	www.cbre.com
1099 N. Meridian St.	Landmark Center	299,040	John Vandenbark	CB Richard Ellis	317.269.1046	www.cbre.com
30 S. Meridian St.	30 South Meridian	296,173	Gus Miller	NAI Olympia Partners	317.264.9400	www.naiolympia.com
950 N. Meridian St.	Gateway Plaza	283,285	Mike Napariu	REI Investments, Inc.	317.573.6050	www.reires.com
101 W. Ohio St.	101 West Ohio Street	261,811	Renae Breitbart	Amerimar	317.684.3456	www.amerimar.com
251 E. Ohio St.	251 East Ohio	214,902	Crystal Houston	CB Richard Ellis	317.269.1099	www.cbre.com
1 N. Capital Ave.	One North Capital Building	161,984	Jennifer Burk	Duke Realty Corp.	317.808.6000	www.dukerealty.com
111 Monument Circle	Chase Tower - Circle Building	152,719	Bill Ehret	Summit Realty Group	317.713.2100	www.summitrealtygroup.com
1801 N. Senate Blvd.	Methodist Professional Center 1	152,700	Mike Napariu	REI Investments, Inc.	317.573.6050	www.reires.com
201 S. Capital Ave.	Pan American Plaza	139,459	Matt Langfeldt	NAI Olympia Partners	317.264.9400	www.naiolympia.com
433 N. Capital Ave.	Gibson Building	128,000	Mary Beth Kohart	Colliers Turley Martin Tucker	317.639.0487	www.ctmt.com
941 N. Meridian St.	930, 941 N. Meridian St.	118,600	John Ehrhardt	Buckingham Management LLC	317.974.1234	www.buckingham-co.com
20 N. Meridian St.	Guaranty Building	99,664	Michael Patterson	Mansur Real Estate Services	317.464.8113	www.mresi.com
1630 N. Meridian St.	1630 N. Meridian St.	94,000	Charles Cagann	Mansur Real Estate Services	317.464.8113	www.mresi.com
1 Virginia Ave.	Jefferson Plaza	87,493	Greg W. Allen	Allen Commercial Group	317.882.7850	www.allencommercialgroup.com
151 W. Ohio St.	151 West Ohio St.	76,657	Renae Breitbart	Amerimar	317.684.3456	www.amerimar.com
714 N. Senate Ave.	Science & Technology Park	67,119	Mike Napariu	REI Investments, Inc.	317.573.6050	www.reires.com
47 S. Pennsylvania St.	Majestic Building	67,000	Ralph Balber	Halakar Real Estate	317.964.0000	www.halakar.com
125 W. Market St.	125 W. Market St.	16,700	Ralph Balber	Halakar Real Estate	317.964.0000	www.halakar.com
1000 Waterway Blvd.	1000 Waterway Blvd.	4,435	Michael Firsich	NAI Olympia Partners	317.264.9400	www.naiolympia.com

*Class A: high-rise structures built since 1969, professionally managed and well maintained with quality improvements and amenities and commanding top rental rates.

Class B**

Address	Building Name	Total Space	Contact	Company	Phone	Website
130-32 E. Washington St.	Disciples' Center	236,288	Matt Langfeldt	NAI Olympia Partners	317.264.9400	www.naiolympia.com
11 S. Meridian St.	Barnes & Thornburg Building	232,205	Stephen Adams	Hokanson Companies, Inc.	317.633.6300	www.hokansoninc.com
324 E. New York St.	Lockerbie Marketplace	179,453	Mary Beth Kohart	Colliers Turley Martin Tucker	317.639.0487	www.ctmt.com
36 S. Pennsylvania St.	The Century Building	147,610	Mary Beth Kohart	Colliers Turley Martin Tucker	317.639.0487	www.ctmt.com
110 W. Washington St.	Claypool Court	121,000	Matt Langfeldt	NAI Olympia Partners	317.264.9400	www.naiolympia.com
429 N. Pennsylvania St.	429 N. Pennsylvania Center	120,000	John MacPherson	Stenz Management Co. Inc.	317.262.4999	www.stenzcorp.com
55 Monument Circle	Circle Tower	111,665	Brenda McClarnon	Winthrop Management	317.634.1700	N/A
320 N. Meridian St.	Chamber of Commerce Building Corp.	109,400	William Elder, Jr.	Chamber of Commerce Bldg. Corp.	317.634.2515	N/A
107 N. Pennsylvania St.	National Bank of Indianapolis Bldg.	95,411	Stephen Adams	Hokanson Companies, Inc.	317.633.6300	www.hokansoninc.com
32 E. Washington St.	Symphony Centre	90,000	David Moore	Colliers Turley Martin Tucker	317.570.7000	www.ctmt.com
45 N. Pennsylvania St.	Huntington National Bank	89,447	Stephen Adams	Hokanson Companies, Inc.	317.633.6300	www.hokansoninc.com
200 S. Meridian St.	Station Place	87,000	Ralph Balber	Halakar Real Estate	317.964.0000	www.halakar.com

Address	Building Name	Total Space	Contact	Company	Phone	Website
120 E. Market St.	120 East Market Street	81,000	Ashley Bussell	Halakar Real Estate	317.964.0000	www.halakar.com
1 N. Pennsylvania St.	One North Penn Building	80,000	Thomas Cortese III	Acorn Group, Inc.	317.231.1000	www.acorn-group.net
445 N. Pennsylvania St.	445 N. Pennsylvania St.	75,000	Paul Ayers	Marks Companies, Inc.	317.267.1400	N/A
22 E. Washington St.	Victoria Centre	67,195	Ralph Balber	Halakar Real Estate	317.964.0000	www.halakar.com
41 E. Washington St.	Indianapolis Business Journal Building	62,000	Jeff Basch	Echo II LLC	317.472.5332	N/A
846 N. Senate Ave.	Canal Walk Lofts	60,000	Ron Beck	Beck Investments	317.408.9058	N/A
107 S. Pennsylvania St.	Business Furniture Building	60,000	Jim Crossin	Flaherty & Collins Properties	317.816.9300	www.flahertycollins.com
222 E. Ohio St.	Wulsin Building	56,400	Michael Patterson	Mansur Real Estate Services, Inc.	317.464.8200	www.mresi.com
129 E. Market St.	Fidelity Building	55,073	Paul Rogozinski	Veritas Realty LLC	317.472.1800	www.veritasrealty.com
54 Monument Circle	The Lacy Building	55,011	Stephen Adams	Hokanson Companies, Inc.	317.633.6300	www.hokansoninc.com
456 N. Meridian St.	Park Meridian III	54,000	Al Donato III	Acorn Group, Inc.	317.231.1000	www.acorn-group.net
47-49 S. Meridian St.	Morrison Opera House	52,019	Matt Langfeldt	NAI Olympia Partners	317.264.9400	www.naiolympia.com
233 S. McCreia St.	Jackson Square	48,000	Ralph Balber	Halakar Real Estate	317.964.0000	www.halakar.com
50 S. Meridian St.	Meridian Centre	47,153	William L. Montrie	Corporate Park Development Inc.	317.638.3900	N/A
141 E. Washington St.	RBE Building	46,521	Raymond T. Seach	RBE Properties LLC	317.636.8000	N/A
342 Massachusetts Ave.	Marott Center	44,798	John MacPherson	Stenz Management Co. Inc.	317.262.4999	www.stenzcorp.com
1 N. Meridian St.	King Cole Building	40,680	Cheryl Moore	Bruce A. Bodner Co., Inc.	317.916.5500	www.thebabco.com
156 E. Market St.	Inland Building	38,000	Tom Megenhardt	R.P. Lux Co., Inc.	317.635.3333	www.rplux.com
345 Massachusetts Ave.	Massala Building	36,000	Ashley Bussell	Halakar Real Estate	317.964.0000	www.halakar.com
230 E. Ohio St.	Indianapolis Bar Foundation Building	36,000	Stephen Adams	Hokanson Companies, Inc.	317.633.6300	www.hokansoninc.com
309 W. Washington St.	Old Trails	36,000	Paul Ayers	Marks Companies, Inc.	317.267.1400	N/A
21 Virginia Ave.	The 500 Building	34,512	Larry Harshman	Harshman Property Services LLC	317.345.8981	www.harshmanonline.com
729 E. Vermont St.	Academy	33,581	Michael Patterson	Mansur Real Estate Services, Inc.	317.464.8200	www.mresi.com
Five Indiana Square	5 Indiana Square	32,140	Tom Hadley	Summit Realty Group	317.713.2100	www.summitrealtygroup.com
1440 N. Meridian St.	1440 N. Meridian St.	31,000	Gary Perel	UrbanSpace Commercial Properties	317.423.1111	www.urbanspaceusa.com
136 N. Delaware St.	Empire Square	30,565	Tom Hadley	Summit Realty Group	317.713.2100	www.summitrealtygroup.com
302 E. New York St.	Lockerbie Commons	20,422	Charles Cagann	Mansur Real Estate Services, Inc.	317.464.8113	www.mresi.com
440 N. Meridian St.	Park Meridian II	15,783	Al Donato III	Acorn Group, Inc.	317.231.1000	www.acorn-group.net
201 N. Delaware St.	201 N. Delaware St.	12,000	Rebecca Baer	Summit Realty Group	317.713.2100	www.summitrealtygroup.com
325 S. College Ave.	325 S. College Ave.	11,000	Rich Forslund	NAI Olympia Partners	317.264.9400	www.naiolympia.com
816 Fort Wayne Ave.	816 Fort Wayne Ave.	9,000	Tom Megenhardt	R.P. Lux Co. Inc.	317.635.3333	www.rplux.com
433-441 N. Illinois St.	Repro-Graphics Building	8,800	Al Donato III	Acorn Group, Inc.	317.231.1000	www.acorn-group.net

**Class B: well managed, well maintained older building above average in quality but possessing some functional limitations.

Class C***

Address	Building Name	Total Space	Contact	Company	Phone	Website
333 N. Pennsylvania St.	American Building	75,254	Mary Beth Kohart	Colliers Turley Martin Tucker	317.639.0487	www.ctmt.com
207-211 N. Delaware St.	Commerical Building	20,250	Tom Hadley	Summit Realty Group	317.713.2100	www.summitrealtygroup.com
1819 N. Meridian St.	1819 N. Meridian St.	15,232	Sandra Jarvis	UrbanSpace Commercial Properties	317.423.1111	www.urbanspaceusa.com
804 N. Delaware St.	804 N. Delaware St.	6,300	Matt Kiger	Halakar Real Estate	317.964.0000	www.halakar.com

***Class C: in need of renovation and/or repair with rents significantly lower than Class A or B.

Source: Indianapolis Business Journal (IBJ) based on information provided by building owners, managers and leasing agents. IBJ published July 7, 2008